

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

May 14, 2009

Minutes

(Subject to Board of Director's approval)

Board President, Todd Matson, called the meeting to order at 6:30 pm. The meeting was held in the Meeting Room at the Grove, 7610 Hollister Ave., Goleta, CA.

Also in attendance were:

Laura Foster,
Arthur Munoz,
Craig Nicholson,
Nathan Walter,
Ms. Cathy Leyva (unit 369, Landscaping volunteer/Chairwoman),
Ms. Heather Bringolf and Carl Givens of Cox Communications,
James Nguyen (Bartlein and Company, Inc.), and Bill Bold (Scribe).

The Board discussed options for **wiring/cable replacement** with invited representatives from Cox Communications. Of interest to the Board are plans for overhauling the present cable network in the individual buildings, upgrading the network to allow better signal strength and cable network installation that is both accessible and will not detract from the looks of the buildings. More discussions will be held.

The Board approved the draft letter outlining rights and responsibilities of the Homeowner requesting the installation of a "**Solatube**" for unit 333. The Homeowner must now accept the conditions of the letter.

Meeting Minutes: The **April Board Meeting minutes** (4/9/09) were reviewed and **approved** as presented.

Landscaping: Ms. Leyva (unit 369) addressed the Board with the following Landscaping items: Pressure regulator leaking at building 7610; Progressive to check sprinkler operation in areas appearing dry; Progressive Care will be asked to re bid on the recently submitted tree proposal; Homeowner in building 7620 has tethered a tree to the balcony rail for privacy. Todd M. asked if certain areas of landscaping are too close to the buildings. No action required on these issues at this time.

Treasurer's Report:

	April '09	YTD
Total Income	\$67,875.70	\$267,352.31
Operating Expenses	27,162.55	100,804.35
Reserve Expenditures	23,814.47	23,814.47
Total Expenditures	50,977.02	124,618.82
Transfer to Reserve	(16,898.68)	(139,264.49)
Total in Savings	\$724,426.66	
Total Assets	\$764,753.83	

The Board approved transferring \$100,000 from the CWB Money Market account to open

a new 6 month CDARS account. James N. reported Operating Expenses are approximately 10% below budget. The **April** Treasurer's Report was unanimously **accepted** as presented.

Old Business

The Board addressed:

- **Dry rot repairs:** the Board reviewed a new summary report of possible dry rot sites as compiled by James N. The Board approved repairs to all listed sites, beginning with sites listed as "High Priority"; James was authorized to schedule the remaining repairs at his discretion;
- **Moisture in unit 104** (7606): the Board discussed the status of the repairs and bids to install a concrete swale at the end of the building near the effected unit (Sea View, \$2,805.40; Qualified Concrete, \$1,500.00). Report from the City of Goleta still not received;
- **Sidewalk repair:** first phase of repairs completed by Qualified Builder (approved by Todd M.); discussion on walkway general condition; OK to pay Qualified Builder \$8,550 for their work.
- **Motorcycle parking:** general discussion concerning motorcycles at the Grove and parking thereof.

New Business

Items addressed:

- **IRS audit:** the Board approved hiring Purdy CPA to assist in the audit;
- **Trash pests:** discussion;
- **Grove Beautification Day:** scheduled for Sat., July 26, 2009, to be presented in the Grove newsletter;
- **Phase 3 handicap parking:** item for May BOD meeting.

No other New Business

(At this time, the Board adjourned to **Executive Session**)

The meeting was **adjourned** at 8:14.

The next Board meeting is scheduled for **Thursday, June 11, 2009**. Monthly Board meetings are held in the Assn. Meeting Room, 7610 Hollister Ave., Goleta, CA, unless otherwise announced.

Submitted by Bill Bold, Scribe